

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jackson**

State: **TN**

PJ's Total HOME Allocation Received: **\$4,538,026**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	93.76 %	92.88 %	3	92.82 %	54	55	
% of Funds Disbursed	87.28 %	81.60 %	1	82.38 %	60	62	
Leveraging Ratio for Rental Activities	12.66	1.61	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.55 %	83.96 %	3	80.69 %	39	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.30 %	76.30 %	6	67.01 %	40	43	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	38.10 %	63.52 %	8	79.23 %	4	4	
% of 0-30% AMI Renters to All Renters***	23.81 %	42.45 %	8	44.47 %	19	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	69.18 %	1	93.93 %	100	100	
Overall Ranking:			In State:	4 / 8	Nationally:	42	41
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,329	\$13,458		\$24,984	21 Units	11.40 %	
Homebuyer Unit	\$6,990	\$12,224		\$14,192	127 Units	68.60 %	
Homeowner-Rehab Unit	\$34,293	\$24,326		\$20,036	37 Units	20.00 %	
TBRA Unit	\$0	\$10,791		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,919	\$32,306	\$33,955
State:*	\$41,149	\$66,422	\$31,589
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.2 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.71

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	22.8	0.0	0.0
Black/African American:	100.0	76.4	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	42.9	28.3	29.7	0.0
2 Persons:	14.3	33.9	37.8	0.0
3 Persons:	19.0	22.8	24.3	0.0
4 Persons:	9.5	10.2	0.0	0.0
5 Persons:	14.3	3.1	2.7	0.0
6 Persons:	0.0	0.8	5.4	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.9	29.1	5.4	0.0
Elderly:	14.3	3.9	62.2	0.0
Related/Single Parent:	19.0	48.8	18.9	0.0
Related/Two Parent:	4.8	11.8	13.5	0.0
Other:	0.0	6.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	61.9	0.0 [#]
HOME TBRA:	4.8	
Other:	0.0	
No Assistance:	33.3	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 42
 (Percentile)
 State Rank: 4 / 8 PJs Overall Rank: 41
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	67.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	38.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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